

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992 AS FOLLOWS: 0.62 ACRE TRACT OF LAND OUT OF THE ELISHA ALLEN SURVEY, ABSTRACT 18, FROM INTERIM "SF-2" SINGLE-FAMILY RESIDENCE (STANDARD LOT) DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 13441 NORTH F.M. 620, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE REQUIREMENTS OF SECTION 2-2-3 OF THE AUSTIN CITY CODE OF 1992; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2 of the Austin City Code of 1992 is amended to change the zoning districts from Interim "SF-2" Single-Family Residence (Standard Lot) district to "GR-CO" Community Commercial district-Conditional Overlay combining district on the property described in File C14-93-0145, as follows:

0.62 acre tract of land out of the Elisha Allen Survey, Abstract 18, said 0.62 acre tract of land being more particularly described by metes and bounds in "Exhibit A" attached and incorporated herein for all purposes,

locally known as 13441 North F.M. 620, in the City of Austin, Travis County, Texas.

PART 2. That the property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. Development of the Property, or any portion of the Property, as (i) General retail sales (general), and (ii) General retail sales (convenience) uses shall be restricted to a maximum of 13,268 square feet of gross floor area.
2. Development of the Property, or any portion of the Property, as Financial services use shall be restricted to a maximum of 12,500 square feet of gross floor area.
3. Development of the Property, or any portion of the Property, as Food sales use shall be restricted to a maximum of 11,261 square feet of gross floor area.
4. Development of the Property, or any portion of the Property, as Restaurant (drive-in, fast food) use shall be restricted to a maximum of 3,163 square feet of gross floor area.
5. Development of the Property, or any portion of the Property, as Restaurant (general) use shall be restricted to a maximum of 9,738 square feet of gross floor area.

Except as specifically restricted pursuant to this ordinance, the property may be developed and used in accordance with the regulations established for the "GR" Community Commercial base district and other applicable requirements of the Land Development Code.

PART 3. That it is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1992 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

PART 4. That the requirements imposed by Section 2-2-3 of the Austin City Code of 1992, as amended, regarding the presentation and adoption of ordinances are hereby waived by the affirmative vote of at least five members of the City Council.

February 3, 1994

www.pearson.com

Bruno T. A.

Bruce Todd
Mayor

APPROVED:

VED: 
Diana E. Granger
City Attorney

ATTEST:

ST: James E. Aldridge
James E. Aldridge
City Clerk

Page 2 of 2



K.C. ENGINEERING, INC.
CONSULTING ENGINEERS AND SURVEYORS

9410 HIGHWAY 290 WEST AUSTIN, TEXAS 78736
PHONE: (512) 288-7572 FAX: (512) 288-6020

*C14-93-0145
Printed GR-CO*

Bank of Canton Zoning Tract
City of Austin, Texas
Attachments: Survey Drawing 335-P1

A DESCRIPTION OF 0.6233 ACRES OUT OF THE ELISHA ALLEN SURVEY, ABSTRACT 18, AND BEING A PORTION OF A 1.208 ACRE TRACT DESCRIBED IN VOLUME 2061, PAGE 693 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.6233 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found at the northwest corner of the said 1.208 acre tract, being also the northeast corner of a 0.548 acre tract described in Volume 848, Page 28 of the Deed Records of Williamson County, Texas, said point being 49.56 feet right of and at right angles to Engineer's Centerline Station 148+89.73 for the right-of-way of R.M. 620;

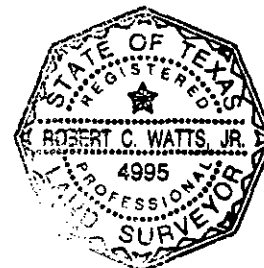
THENCE North 71°29'02" East, with the north line of the 1.208 acre tract, along the south right-of-way of R.M. 620, a distance of 135.00 feet (record North 71°16' East, 134.94 feet) to a 1/2" rebar found at the northwest corner of a 60 strip of land described in Volume 1638, Page 105 of the Deed Records of Williamson County, Texas, said point being 49.17 feet right of and at right angles to Engineer's Centerline Station 150+24.73;

THENCE South 18°21'58" East, with the east line of the 1.208 acre tract and the west line of the 60 strip of land, a distance of 200.83 feet (record South 18°35'45" East) to a calculated point, 250.00 feet from the centerline of R.M. 620, from which point a 1/2" rebar found in the east line of the 1.208 acre tract bears South 18°21'58" East, a distance of 13.17 feet;

THENCE South 71°39'00" West, 250.00 feet from and parallel to the centerline of R.M. 620, a distance of 135.64 feet to a calculated point in the east line of the 1.208 acre tract, from which a 1/2" rebar found in the west line of the 1.208 acre tract bears South 18°11'05" East, a distance of 31.97 feet;

THENCE North 18°11'05" West, with the west line of the 1.208 acre tract and the east line of the 0.548 acre tract, a distance of 200.44 feet (record North 18°19' West) to the POINT OF BEGINNING, containing 0.6233 acres of land, more or less. Prepared from an on the ground survey made by K.C. Engineering on December 7, 1993. Bearing basis is from Texas Department of Transportation Right-of-Way Maps.

Robert C. Watts 12-10-93
Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995

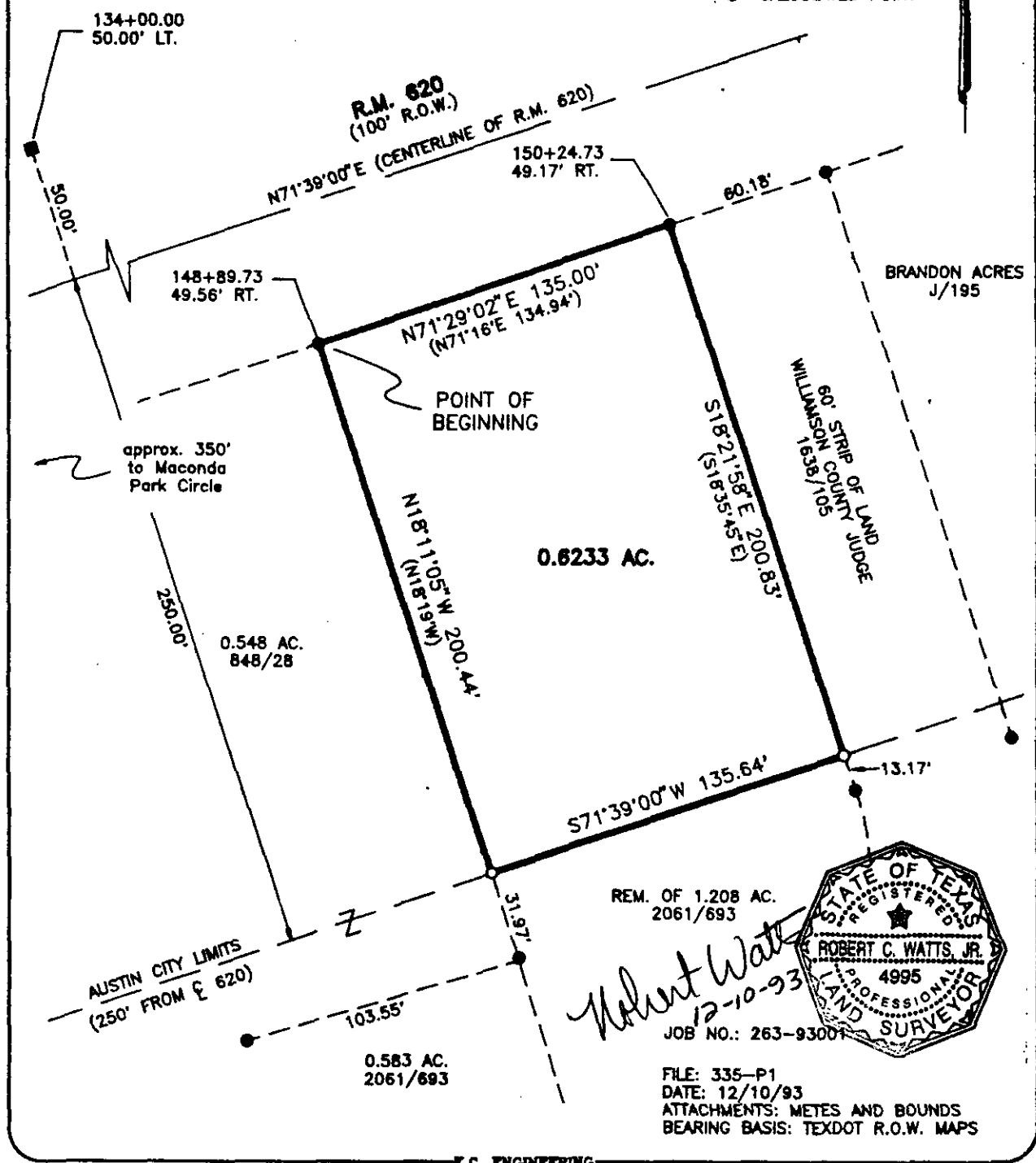


C14-93-0145
 Grouted GR-CO

SKETCH TO ACCOMPANY DESCRIPTION OF 0.6233 ACRES OUT OF THE
 ELISHA ALLEN SURVEY, ABSTRACT 18, AND BEING A PORTION OF A
 1.208 ACRE TRACT DESCRIBED IN VOLUME 2061, PAGE 693 OF THE
 DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

1"=50'

- 1/2" REBAR FOUND
- CALCULATED POINT



12

PO#: 940203-H

Ad ID#: 2IM601100

Acct #: 499 2499

Austin American-Statesman

Acct. Name:

City Clerk's office

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Nancy Christofferson

Classified Advertising Agent of the *Austin American-Statesman*, a daily newspaper published in said County and State that is generally circulated in Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

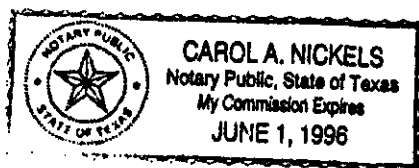
Date (s): February 19th, 1994

Class: 9980 Lines: 19 Cost: 37.24

and that the attached is a true copy of said advertisement.

Nancy Christofferson

SWORN AND SUBSCRIBED TO BEFORE ME, this the 21st day of Feb, 1994.



Carol A. Nickels
Notary Public in and for
TRAVIS COUNTY, TEXAS

Carol A. Nickels
(Type or Print Name of Notary)

My Commission Expires: 6/1/96

SH
An Ordinance
pertaining to
the zoning
Chapter 13
of the City
Code of
1992
relating to
the fact of
land out of
the City
Survey.
Abstract
Single
Lot)
Community
Overlay
known
in the
County,
Texas,
Section
City
Code
effective
May